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# Forging Equity in Cities: Using Equitable Transit-Oriented Development (eTOD) as a Blueprint for Policy and Practice

Roberto Requejo  
*Elevated Chicago*

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# Forging equity in cities: Using ETOD as a blueprint

**Roberto Requejo**  
**@elevated\_chi @Splanish**

March 5, 2021

# What is TOD?

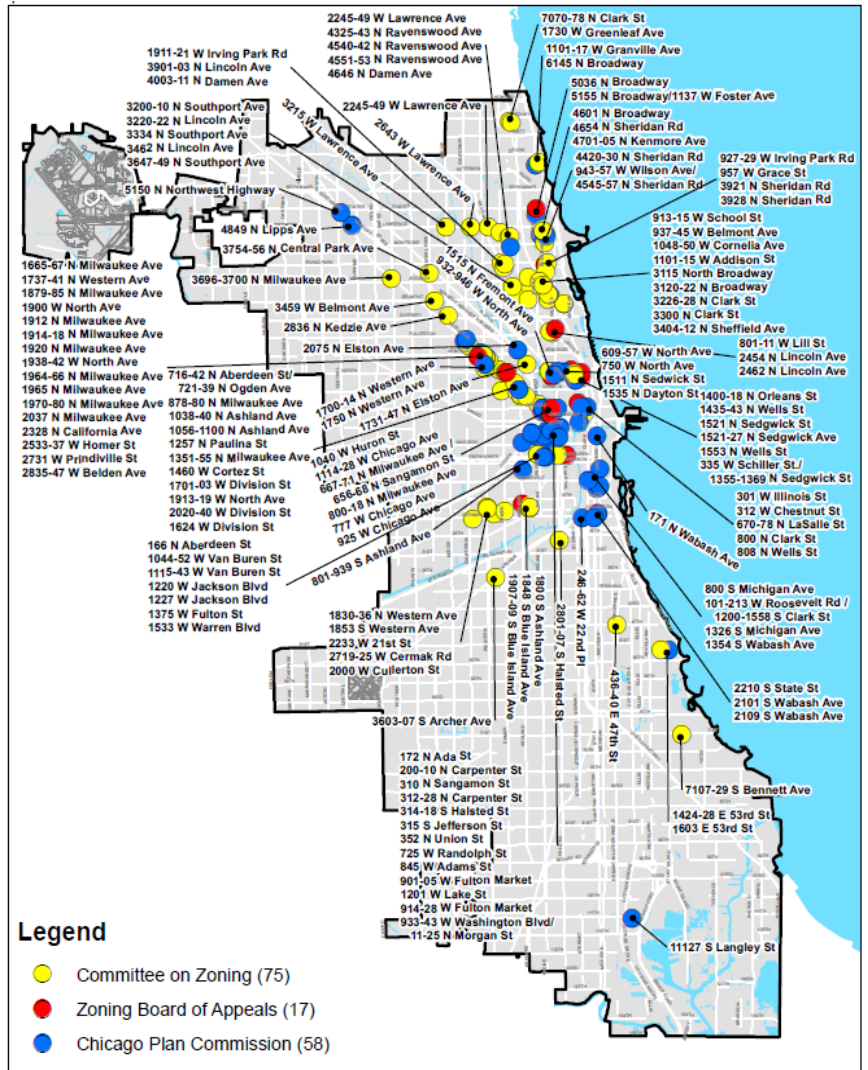


Source: [www.itdp.org](http://www.itdp.org)

# Where is TOD happening (and not)?



Source: Chicago Dept. of Planning and Development





# What is NOT ETOD?



Red Line - 95th/Dan Ryan

Red Line 95<sup>th</sup> St. Station, 2019. New station, but lacking amenities or equitable development within 1/2-mile radius of the CTA station.



Source: Metropolitan Planning Council

Milwaukee & California near the California Blue Line, 1993 (top) and 2020 (bottom); rapid TOD that led to mass displacement of Black and Brown residents due to gentrification. Equity and community weren't centered.

# The two sides of displacement



Between 2000 and 2018, Logan Square saw a 23,482 people decrease (-43.6%) in its Latinx population



Between 2000 and 2018, the City of Chicago lost 264,958 Black residents (-25.3%)



# How is ETOD different?

WE BELIEVE IN

**ETOD**

We believe in  
growing together,  
pushing no one out  
while welcoming others in.



# Elevated Chicago Origins

Elevated Chicago was made possible through the Strong, Prosperous and Resilient Communities Challenge (SPARCC).

SPARCC is a national initiative calling for cities and regions to find creative solutions in the built environment that produce positive outcomes for racial equity, human health and climate resilience.

**Chicago: Elevated Chicago**



**Atlanta: TransFormation Alliance**



**Los Angeles: LA2**



**Denver: Mile High Connects**



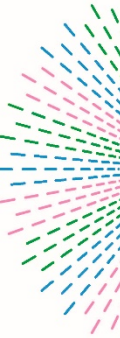
**Memphis: Partners for Resilient Communities**



**San Francisco Bay Area: Bay Area For All**



# Our Steering Committee



**Emerald South Economic Development Collaborative**



**GARFIELD PARK**  
COMMUNITY COUNCIL



**Logan Square**  
NEIGHBORHOOD ASSOCIATION



Metropolitan**Planning**Council





# Our Steering Committee



# A solid foundation

## **Adaptability**

We work on complex issues in a changing environment that requires us to exercise agility and constant adjustment

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## **Impact**

Our approach is data-driven, results-oriented and asset-based in order to make visible and meaningful change on the ground

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## **Inclusion**

Our collaborative approach acknowledges, embraces and leverages the diversity of our communities in order to achieve better, more efficient and equitable results

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## **Innovation**

We nurture creative experimentation, take risks, and see failures as opportunities to learn, building on community traditions and established best practices

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## **Transparency**

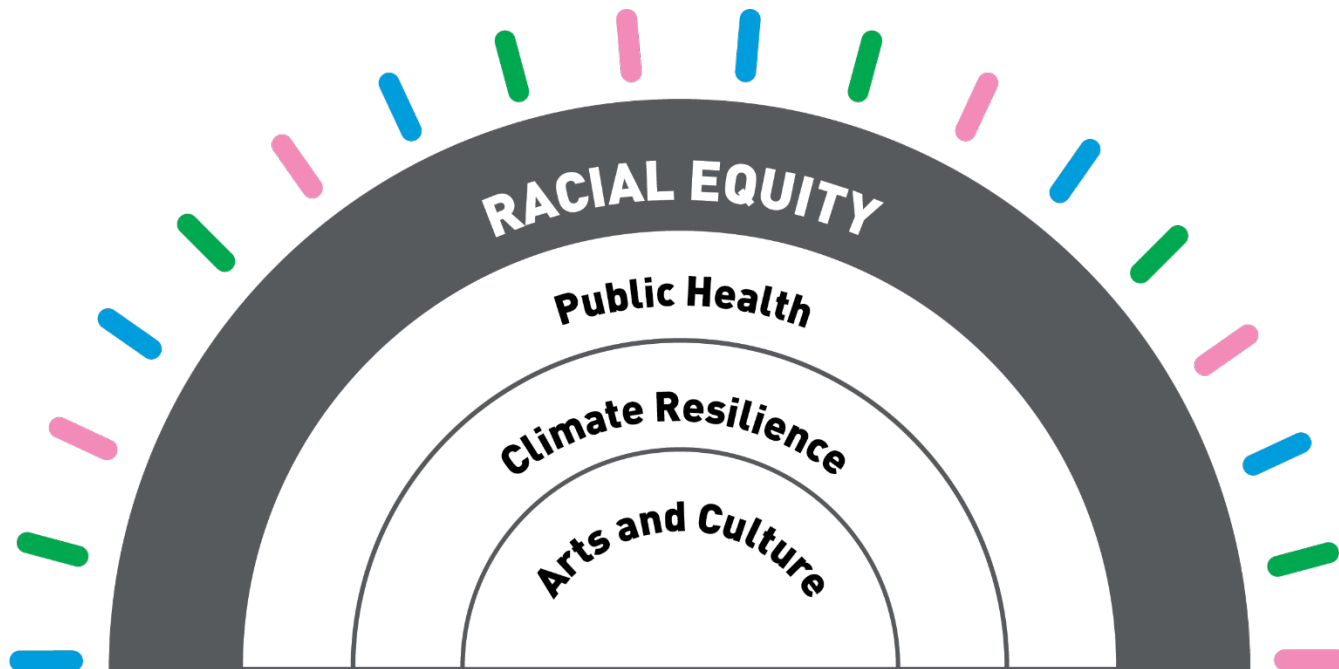
We make our decisions openly and responsibly, communicate clearly, and keep each other mutually accountable

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# Our vision and lenses



Elevated Chicago envisions *vibrant* neighborhoods,  
where the built environment and infrastructure  
drive **racially equitable** outcomes for:

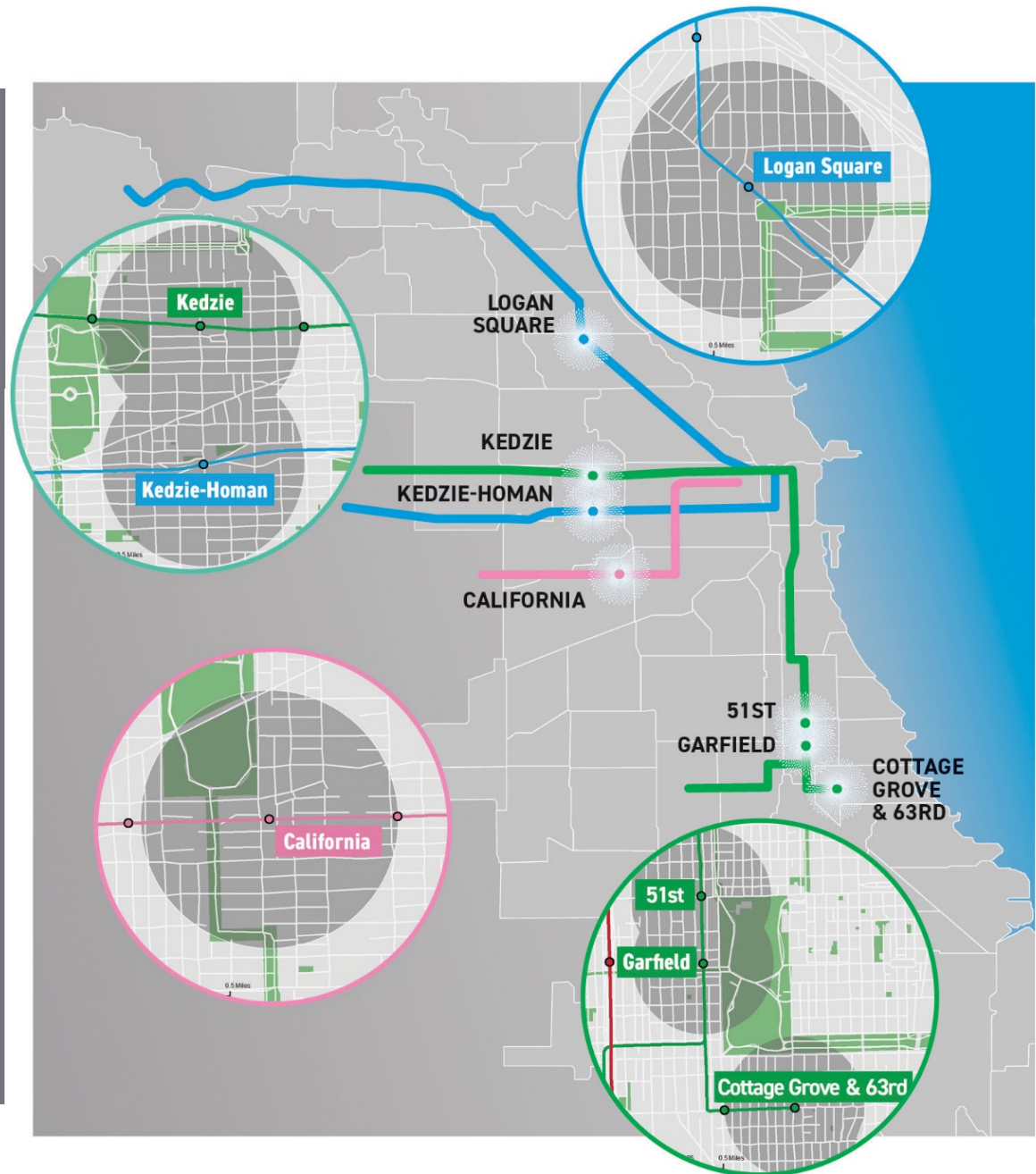


# Elevated Chicago eHubs

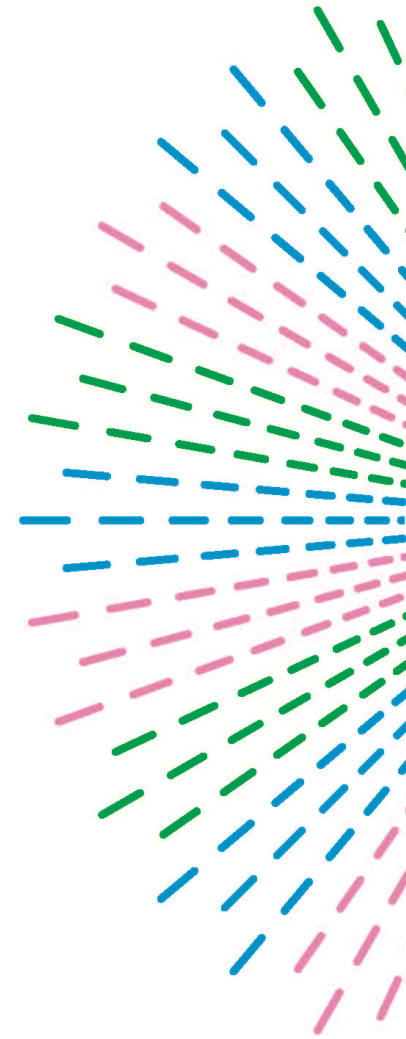
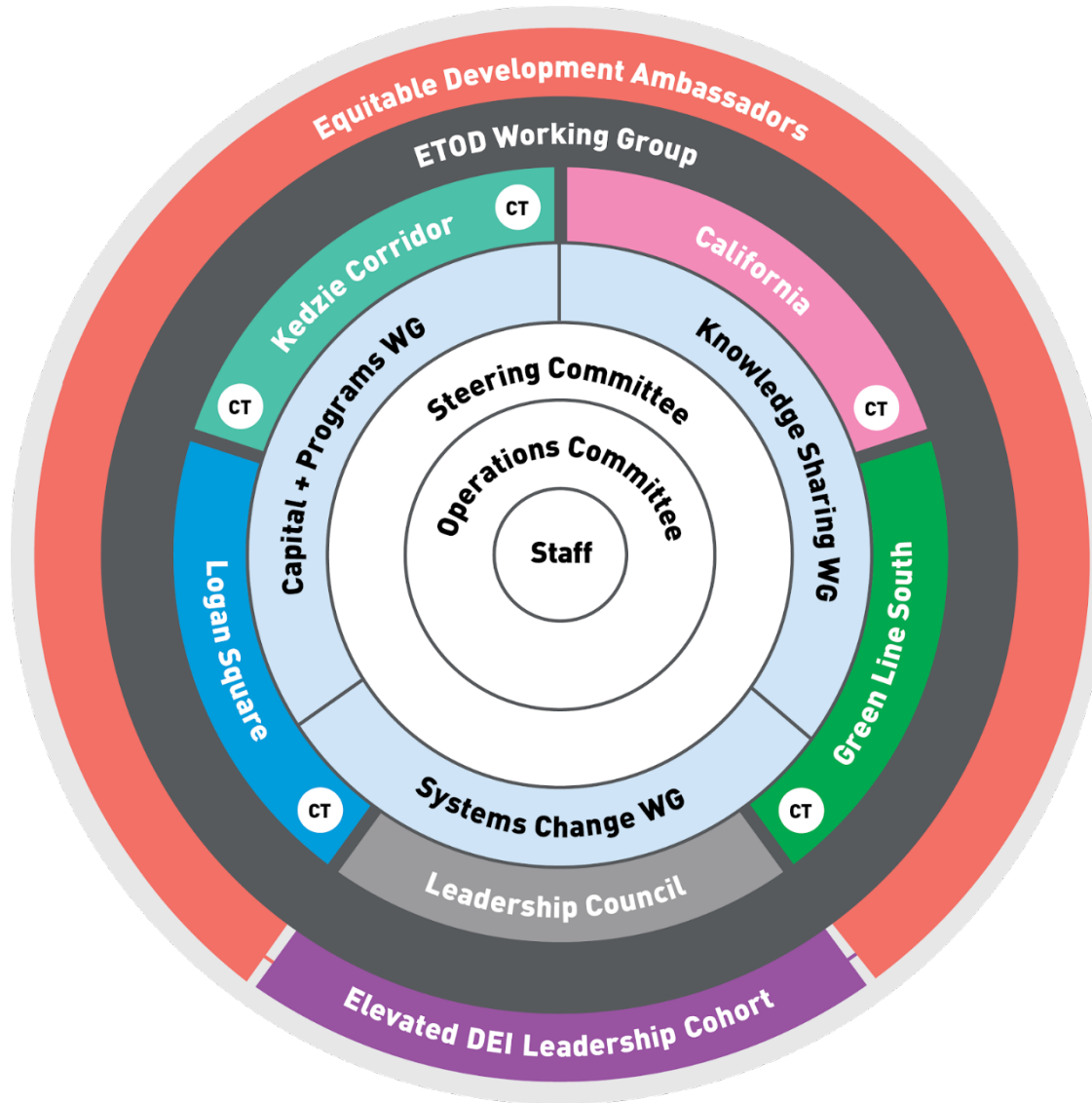
7 CTA Train Stations

6 Community areas

- Logan Square
  - Blue Line | Logan Square
- East Garfield Park & North Lawndale
  - Green line | Kedzie-Lake
  - Blue line | Kedzie-Homan
- Marshall Square
  - Pink line | California
- Washington Park & Woodlawn
  - Green line | 51<sup>st</sup>
  - Green line | Garfield
  - Green line | Cottage Grove/63<sup>rd</sup> St.

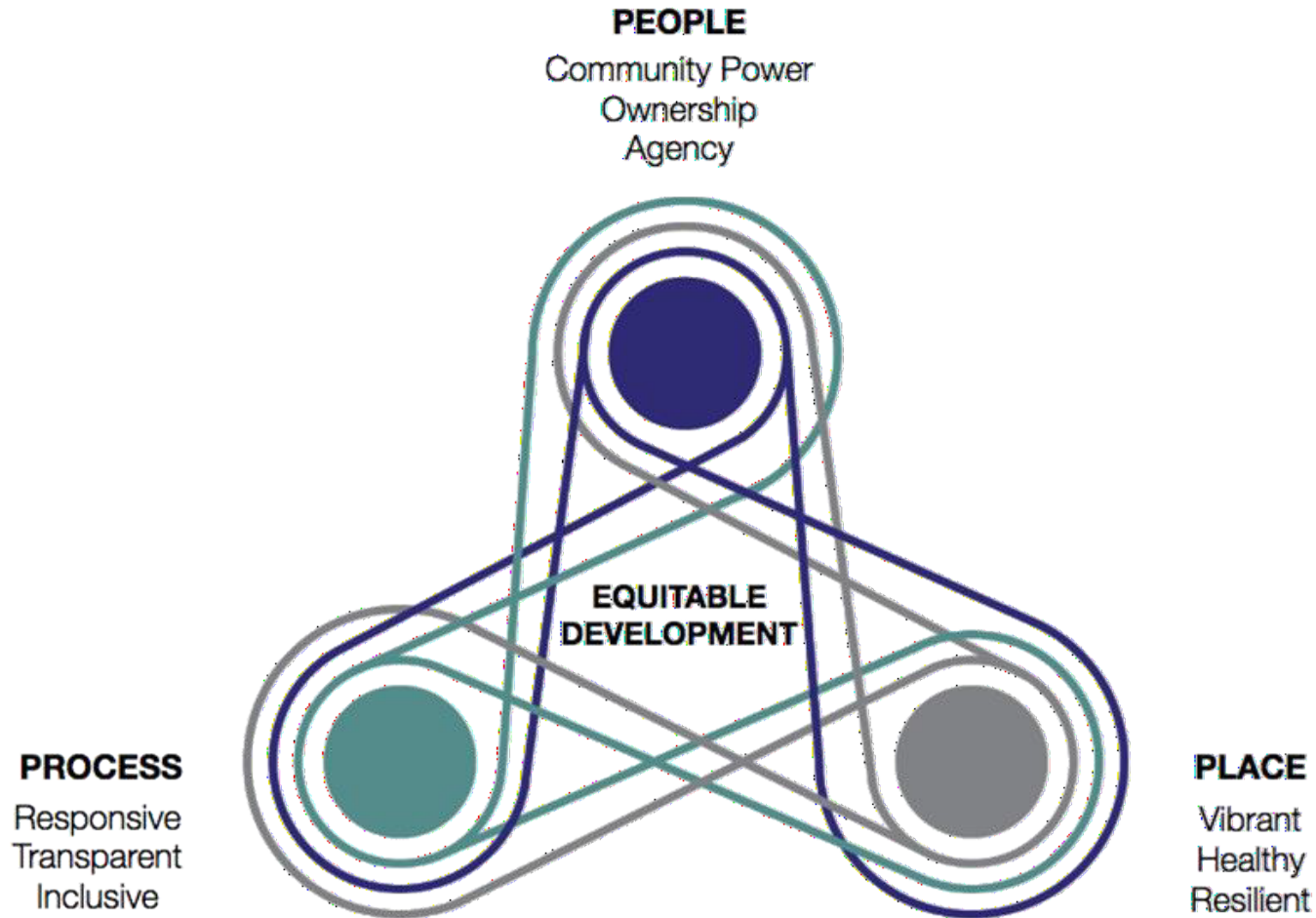


# Our Structure





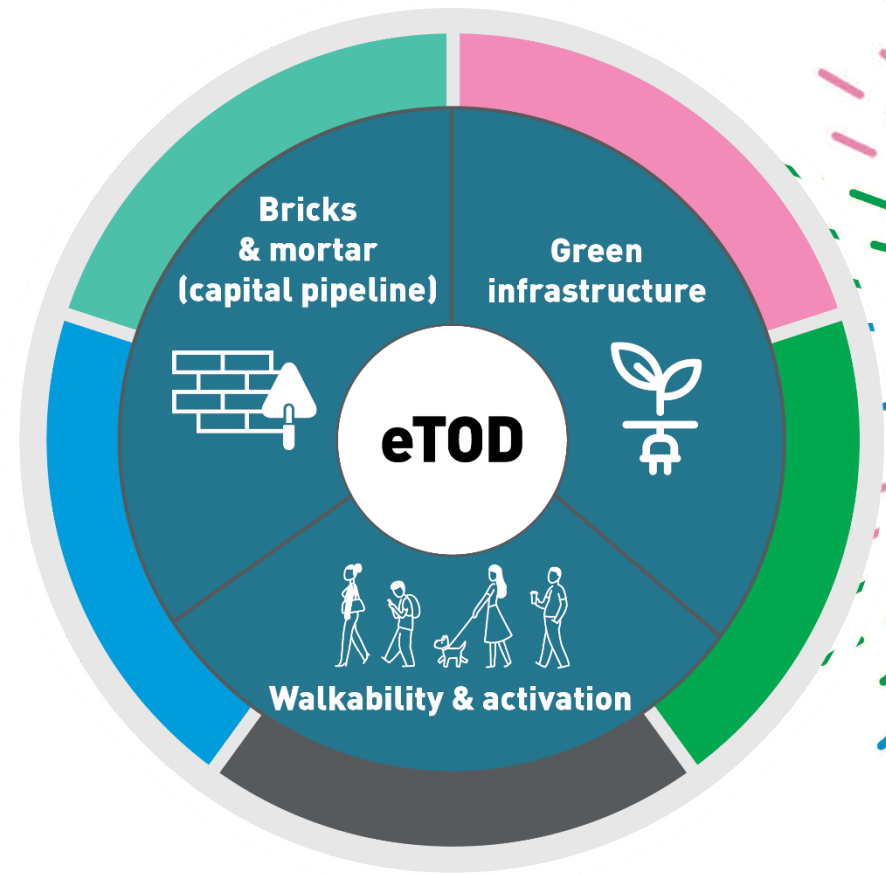
# Our Workplan Themes



# Our place-based work

*Three types of interventions:*

- Bricks & mortar (capital pipeline)
- Green infrastructure
- Walkability & activation



# Capital Projects Pipeline

## (Bricks & mortar)

- Investments to date: \$1,040,000
- Affordable housing
- Community centers
- Business incubators



**Emmett Street Apartments rendering**  
(Logan Square Blue Line eHub)



**Latinos Progresando rendering** (California Pink Line eHub)



**Garfield Green rendering** (Kedzie Corridor eHub)



**Overton School** (Green Line South eHub)



# Green infrastructure

- Investments to date: \$500,000
- CCR (Climate & Cultural Resilience)
- Eco-Districts
- Community solar



**Eco-Orchard** (Kedzie Corridor eHub)



**Oaks of North Lawndale** (Kedzie Corridor eHub)



**CCR Fest** (California Pink Line eHub)



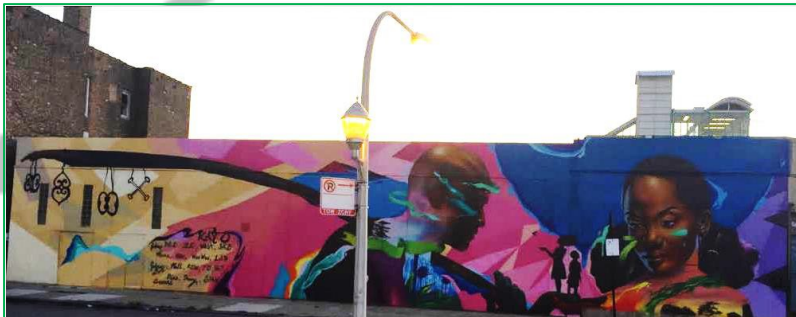
**Overton Day** (Green Line South eHub)

# Walkability & activation

- Investments to date: \$290,000
- Station areas activation grants in all eHubs
- Resident-led videos
- CDPH walkability grants (to/from stations)



Walkability study (four sites)



51st St. Mural (Green Line South eHub)



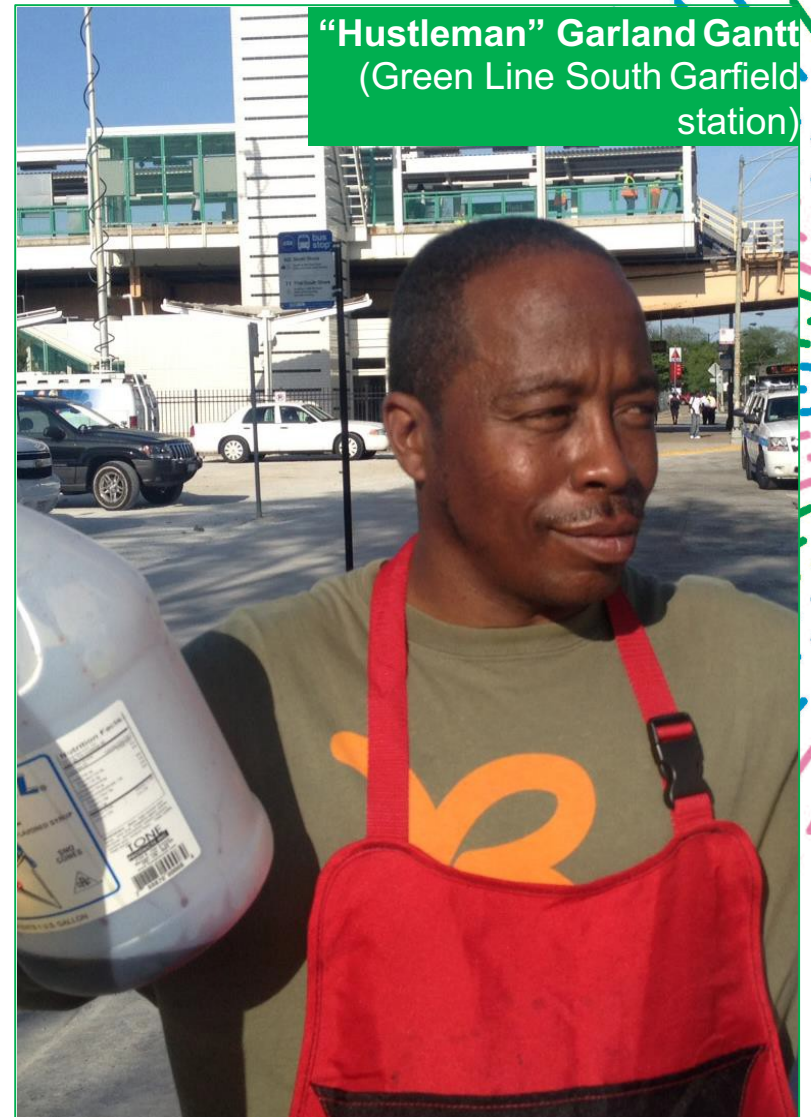
Spaulding Mural (Logan Square Blue Line eHub)



# Our people-based work



- Investments to date: \$700K+
- Community Table collaboration
- Resident-driven research and story-telling
- Equitable Development Ambassadors
- Community ownership & CBAs



# Our process-based work

- Investments to date: \$500K+
- Justice, Equity, Diversity & Inclusion (JEDI) cohort
- Chicago ETOD policy implementation plan (36 priorities)
- *Community Engagement Principles & Recommendations*
- Federal ETOD policy
- Funding sources for capital pipeline



# Chicago's 1<sup>st</sup> ETOD Policy plan: the journey



**January 2019:** New TOD ordinance passed with advocacy by Elevated Chicago

**May 2019:** Mayoral transition. ETOD Policy is included in transition report

- Working group expanded from 10 people from the City & Elevated Chicago, to 80 + stakeholders from neighborhood, local & regional organizations
- The Group worked for 18 months on the Policy Plan

**Spring 2020:** Two virtual workshops



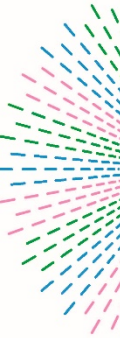
**September 2020:** Policy Plan is public; features 36 recommendations

**2021:** Some demonstration ETOD projects will be implemented with funding from The Chicago Community Trust & Partners 4 Places

**April 2019:** Lori M. Lightfoot is elected Mayor, City of Chicago



**Q4 2020:** Commitment from the City to start implementing short-term priorities in this time





# ETOD Policy plan priorities



RECOMMENDATIONS ARE ORGANIZED INTO THREE STRATEGIC PRIORITIES:



**Build the City's  
Capacity to  
support eTOD**

- Dedicated staff
- Formalize Working Group
- Annual eTOD performance report
- Community engagement standards



**Making eTOD  
required, easier,  
and more equitable**

- Overlay zoning district
- Extra points for eTOD in funding programs
- Pedestrian infrastructure
- More affordability and accessibility



**Embedding eTOD principles  
into Chicago's citywide  
planning process**

- Racial & health assessment of land use
- Framework for neighborhood land use
- Prioritize transportation



CONNECTING PEOPLE,  
BUILDING EQUITY

@elevated\_chi  
@Splanish  
[www.elevatedchicago.org](http://www.elevatedchicago.org)